

RADFORDS
ESTATE AGENTS

Village Houses



**45 SURRENDEN ROAD
STAPLEHURST
KENT
TN12 0LY
PRICE £435,000 FREEHOLD**



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45 SURRENDEN ROAD, STAPLEHURST, KENT, TN12 0LY

**A SPACIOUS AND BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY SET IN A QUIET CUL DE SAC POSITION
WITHIN THE VILLAGE OF STAPLEHURST**

**ENTRANCE HALL, CLOAKROOM, FAMILY LIVING ROOM, KITCHEN/DINING ROOM, QUALITY CONSERVATORY, LANDING,
THREE BEDROOMS, BATHROOM, GARAGE, BEAUTIFULLY MAINTAINED GARDENS**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

Proceed to the main traffic lights, turn into Marden Road and take the second turning left into Thatcher Road. Continue to the end, turn right into Bathurst Road and first left into Surrenden Road. After a short way along turn into the cul de sac part of the road and the property will be found on the right-hand side with our For Sale board outside.

DESCRIPTION

An outstanding example of the popular larger Conway style property built by Tickner and Emerton with the benefit of a quality conservatory addition to the rear. The kitchen has recently been refitted by Wren. An internal inspection is highly recommended to appreciate what is on offer.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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FRONT DOOR

Opening through to:

ENTRANCE HALL

Wood laminate flooring. Radiator. Useful cloaks area.

CLOAKROOM

Window to side. WC. Corner hand wash basin. Radiator.

FAMILY LIVING ROOM

Double glazed window to rear. Radiator. Fully fitted out with wood laminate flooring. Feature flame coal effect gas fired situated in traditional fireplace with stone hearth. Fitted shelving. Twin casement doors opening through to:

KITCHEN/DINING ROOM

Window to side and rear. Recently refitted out with quality Wren kitchen. Inset ceramic twin butler style sink with flexible mono tap. Bosch gas hob with extractor hood over. Bosch electric oven. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Under lighters. Ceramic tiled flooring. Radiator. Skirting heater.

CONSERVATORY

Twin patio doors opening onto rear garden. Ceramic tiled flooring. Radiator. Fitted fan/light.

STAIRCASE

Leading to:

LANDING

Access to boarded and insulated loft with lighting. Airing cupboard with fitted radiator.

BEDROOM 1

Window to front. Radiator. Fitted carpeting. Fully range of fitted wardrobe cupboards with hanging space and shelving.

BEDROOM 2

Window to rear. Radiator. Fitted carpeting. Double wardrobe cupboard.

BEDROOM 3

Window to front. Radiator. Fitted carpeting. Useful bulkhead cupboard.

BATHROOM

Window to rear with fitted blind. Fully tiled. Panelled bath with fitted shower and shaped screen. WC. Hand wash basin in vanity unit. Wall mirror. Medicine cabinet. Tiled flooring.

OUTSIDE

The front garden is a beautiful part of the property which are laid mainly to lawn in good condition. Brick paved driveway with parking for several cars and access to single garage with up and over door, light and power. Side gate with access to rear garden which enjoys an immediate elevated area of paved terracing. The garden is fully fenced and laid mainly to lawn with flower borders. Additional area of decking with small pond area. External lighting.

COUNCIL TAX

Maidstone Borough Council Tax Band D



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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

ENERGY PERFORMANCE CERTIFICATE

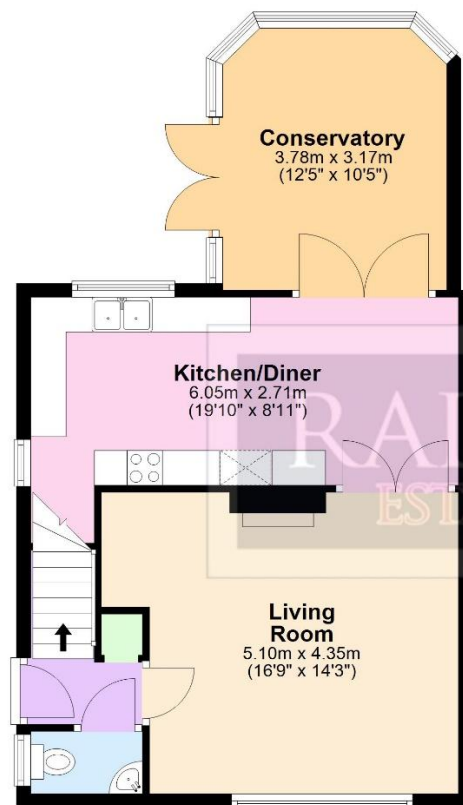
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

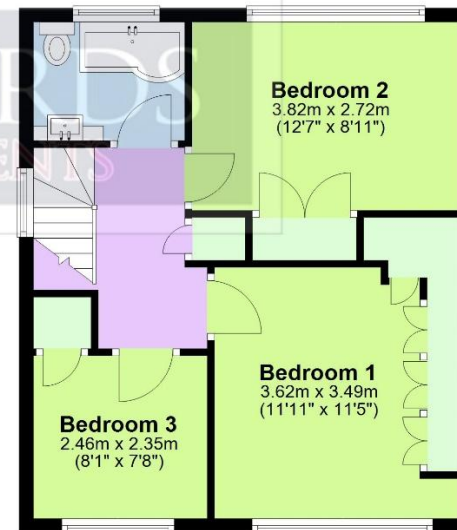
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 98.9 sq. metres (1064.3 sq. feet)

Dimensions are approx

Plan produced using PlanUp.